



**PROPERTY FOR SALE
TWO LOTS
2 +/- ACRES
4617 PRIEM LANE
PFLUGERVILLE, TEXAS**

Presented By:

Ron Leps
Turner Commercial Properties
Representing the Seller
512-930-2800

The Broker is submitting the attached information in its capacity as an agent and representative of the owner. The property is being offered for sale in "AS IS, WHERE IS" condition. Please note that all information submitted for your review has been gathered from what we believe are reliable sources, but the accuracy of the information is not guaranteed. Turner Commercial Properties has attempted to use reasonable care in obtaining the information submitted to you. Generally, a substantial portion of the information must be obtained from sources other than Turner Commercial Properties. Not all sources can be absolutely confirmed. Consequently, Turner Commercial Properties makes no warranty, either express or implied, as to the accuracy of the information contained herein. All information submitted is subject to change without notice as regards price, terms or availability. Additionally, the Broker has conducted no environmental investigation of the property and makes no representations regarding the environmental status of the property. No warranty or representation is made to you as to the value, or the accrual of future value, for this property. Turner Commercial Properties urges that you consult your business, tax and legal advisors before you make any final determination regarding the property being offered to you. The Broker STRONGLY encourages an independent examination of the property be conducted by representatives of the buyer. IN ACCORDANCE WITH THE LAW, THIS PROPERTY IS OFFERED WITHOUT REGARD TO RACE, COLOR, CREED, FAMILIAL STATUS, NATIONAL ORIGIN, RELIGION OR HANDICAP STATUS.

TWO LOTS FOR SALE (2 +/- ACRES)
4617 PRIEM LANE, PFLUGERVILLE, TEXAS



LOCATION:

In Round Rock, take Gattis School Road off IH-35 and exit Priem Lane. Or, going north on 130, exit Gattis School Road and stay on frontage to Priem Lane. Going south on 130, exit Gattis School Road, take turn-around to Priem Lane. Located 0.3+/- miles from 130.

LEGAL: Lot 2, Zarpehath & Lot 6 Zarpehath, 2 acres

UTILITIES: Manville water; sewer is septic.

SCHOOL DISTRICT: Pflugerville ISD

TAXES: Lot 2 - \$3,060.00 & Lot 6 - \$256.00

DESCRIPTION:

Property located in Travis County, ETJ of Pflugerville and is not zoned. Currently being utilized as a dog kennel. Has a home with an outside building. Home is 2,285+/- sq. ft. (Travis County data) & lot size approximately 2 +/- acres. Property very well situated with gentle slope from front to back.

COMMENTS:

This property is being offered for sale in its "AS IS, WHERE IS" condition. Excellent property, great location and easy access to transportation system. Property is ideal for construction/storage facility with sizable house for office and ample land area. Other uses include repair facility with storage; sales lot for equipment, etc., or a self-storage facility, among other things.

PRICE: \$320,000.00

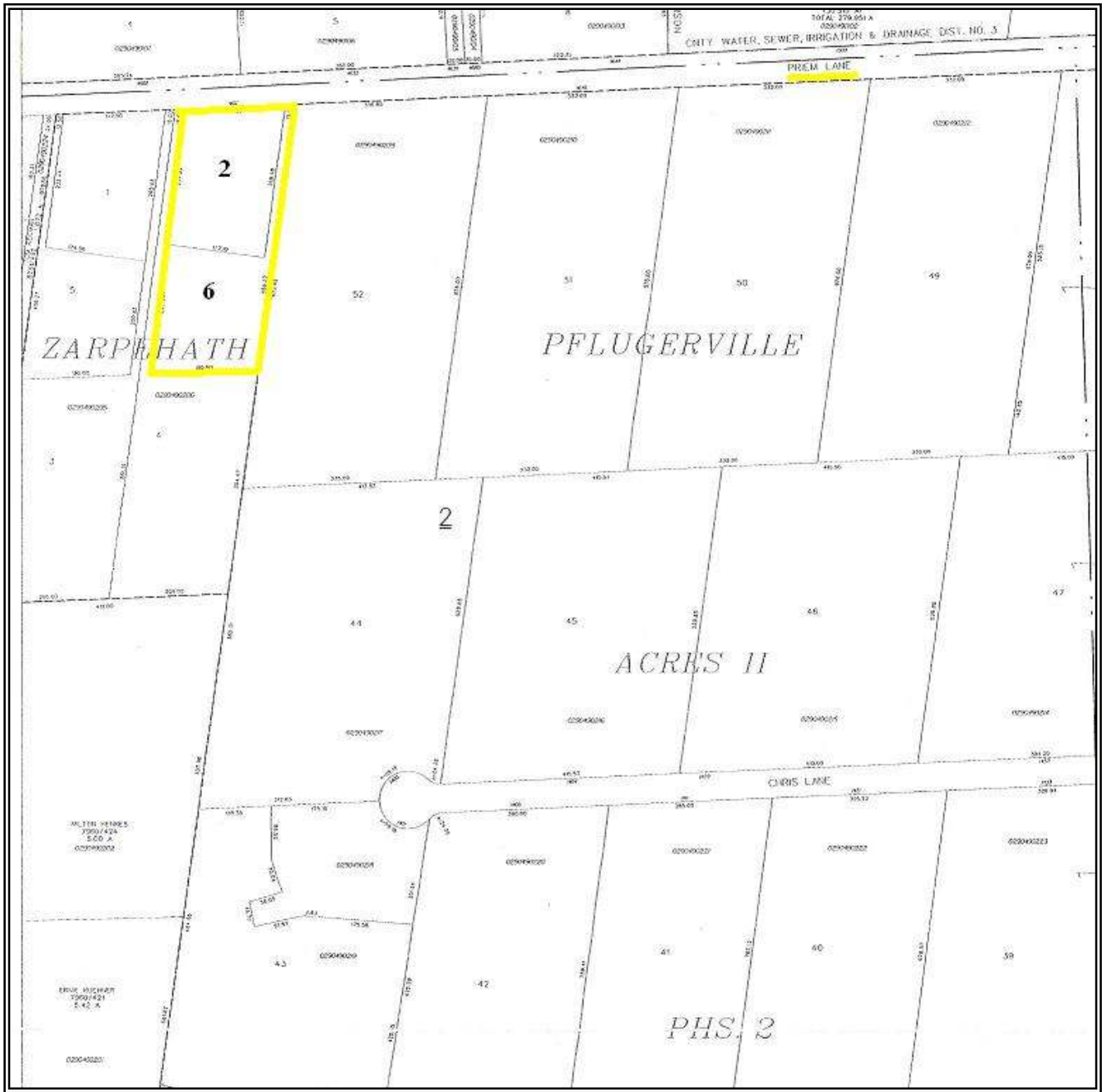
COMMISSION: 3% to Buyer's Broker

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MAPS



**MAPS COURTESY OF:
TURNER COMMERCIAL PROPERTIES
512-930-2800**



Boundary Lines Are Approximate!

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